



PLANNING COMMISSION REPORT

MEETING DATE: October 26, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Cascabel 1 & 2 - 16-AB-2005**

REQUEST Request to abandon 10 feet of the 55 foot wide half street Right-of-Way for N. 64th Street.

Key Items for Consideration:

- The abandonment is consistent with the width of road contained on other properties north of the site.
- The remaining right of way will be sufficient to accommodate N. 64th Street as a Major Collector street in this area.
- No public objection has been received on this case.

Related Policies, References:

- Case 3-PP-1999 approved the 20-lot Ironwood Preserve subdivision on the property north of the site in 1999.
- Case 28-LD-2005 approved the land division of the adjoining 2-acre property into 2-one acre lots.

OWNER Barbara Kerr

APPLICANT CONTACT David White
602-332-0261

LOCATION 26818 N 64th Street, near the southwest corner of Red Bird Road and N.64th Street

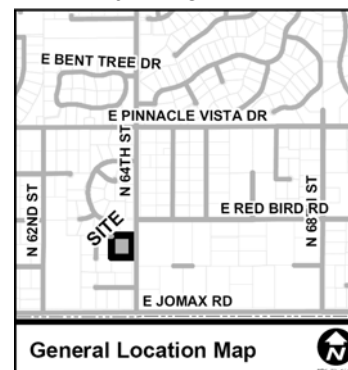
BACKGROUND

Background

The subject 10-foot wide abandonment area and existing 55-foot wide half street right-of-way for N. 64th Street was dedicated by quit claim deed by Docket 3245, Page 345 on October 14, 1958. The applicant indicates that the 10 foot wide abandonment area is not required to accommodate the proposed cross section for N. 64th Street, and requests approval to abandon the excess right-of-way and incorporate it into her abutting residential lot.

Zoning.

The site is zoned R1-43 ESL FO (Single-family Residential) District within the Environmentally Sensitive Lands Ordinance and Foothills Overlay. The R1-43 zoning district allows for single family residences and associated uses on parcels of 43,000 square feet or greater. The Environmentally Sensitive Lands Ordinance provides guidelines for development within native desert areas and specifies that portions of lands be maintained as Natural Area Open Space.



The Foothills Overlay provides design standards for buildings and structures in order to promote the rural and equestrian character of this area.

Context.

This subdivision is located at the southwest corner of 64th Street and East Lomas Verdes Drive, which is south of Redbird Road.

Adjacent Uses or Zoning:

- **North** 20-lot Ironwood Preserve residential subdivision with R1-43 ESL FO District zoning
- **South** Un-platted residential properties with R1-43 ESL FO District zoning
- **East** 64th Street and rural un-platted residential properties with R1-43 ESL FO District zoning
- **West** 1 acre residential lots situated along East Lomas Verdes Drive and the 63rd Street cul-de-sac with R1-43 ESL FO District zoning

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

The purpose of the request is for approval to abandon the western 10 feet of the N. 64th Street right-of-way and add the abandoned area to the 2 +/- acre lot to the west. The adjoining residential lot is the subject of a pending land division (28-LD-2005) that will dedicate the northern 30 feet of the lot as public road right-of-way to complete the extension of East Lomas Verdes Drive, eastward to N. 64th Street. The abandonment of this 10-foot portion of N. 64th Street is necessary to provide sufficient area to permit division of the site into 2 lots. No properties will be denied access as a result of the abandonment.

- Abandonment of the 10 by 280 foot (2,800 square foot or 0.11 acre) portion of N. 64th Street adjacent to the subject site.
- Dedication of a 10 foot wide Public Utility Easement (PUE) over the abandonment area to accommodate existing underground utilities.

Key Issues.

- Public utility companies have been notified and support the request.
- The abandoned area will be retained as a public utility easement.

IMPACT ANALYSIS

City Impact:

The City Transportation Engineering Department supports the abandonment to reduce the width of the half street right-of-way to 45-feet. This width matches the width of the half street for the residential subdivision north of the site, (Ironwood Estates) as well as areas along N. 64th Street located north of Pinnacle Vista Drive. The remaining right-of-way width is adequate to permit construction of N. 64th Street to the standard specified by the City Streets Master Plan.

Neighborhood Impact:

No adverse impact is foreseen on the neighborhood due to the abandonment. Full street access will be maintained and existing access to all properties will

continue. The abandonment in conjunction with the pending lot split for the site will result in dedication of the remaining portion of East Lomas Verdes Drive, situated north and west of the subject property.

Property Owner Impact:

The abandonment of the portion of 64th Street will permit the lot owner to incorporate the area into her lot, and divide the approximate 2-acre lot into 2-one acre lots. With the lot split, the dedication of necessary right-of-way along East Lomas Verdes Drive and PUE and NVE along N. 64th Street will be provided. Access to the proposed lots will be from the adjoining streets.

Community Impact.

No adverse community impact will result from the abandonment. The reduced width of the N. 64th Street right-of-way will be consistent with other properties north of the site and within the local area, including the Ironwood Preserve residential subdivision located north of the site. Abandonment will still provide for construction of N. 64th Street to full standard in the future.

Departmental Responses.

City Departments concur with this abandonment request. See Department Issues Checklist. (Attachment #1)

Open Space, Scenic Corridors and Public Trails:

NAOS will be provided on each lot at the time of land division and development of the adjoining property to the west. The trail easement is located on the east side of the street and is not effected by this abandonment. (See Attachment #4 Area Trails Map)

Policy Implications.

N. 64th Street contains an existing half street right-of-way width across the subject site of 55 feet, while only 45 feet is required to provide for the required road standard. The street is classified a Major Collector by the City Streets Master Plan which requires a half street dedication of 45 feet. The current road contains 2 lanes but will be upgraded in the future to 4 lanes with center median or left turn lane, similar to the standard that currently exists along N. 64th Street, north of Pinnacle Vista Drive. Current traffic generation for a single-family home is about 10 vehicle trips per day, with the land division of the site to 2 lots; about 20 vehicle trips per day may be anticipated. With the land division, a 1 foot wide VNE will be dedicated along the frontage of the lots, except for the driveway(s) location.

Community Involvement.

The applicant has sent letters of notification for the proposed abandonment to landowners within 750 feet of the site on May 17, 2005. No comments or objections have been received.

**STAFF
RECOMMENDATION**

Recommended Approach:
Staff recommends approval.

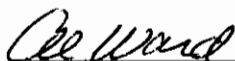
**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

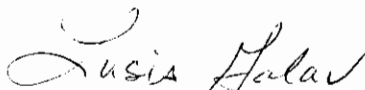
STAFF CONTACT(S)

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ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Aerial Close-Up
4. Easements & Right-of-Ways
5. Area Trails Map
6. City Notification Map

CASE 16-AB-2005

Department Issues Checklist

Transportation

☒ **Support**

The abandonment area is in excess of the 45-foot half street required for the future development of N. 64th Street as a major collector road.

Trails

☒ **Support**

No trails are show within the area by the Trails Master Plan.

Adjacent Property Owner Notification

☒ **Support**

14 landowners located within 750 feet of the site have been notified of the request. No objections or adverse comments have been received. Staff received one phone call requesting additional information.

Public Utilities

☒ **Support**

The following public utility companies have been contacted and have expressed no objection to the request, Cox, Quest, APS and Southwest Gas. APS indicated that it currently has underground electrical facilities along the west side of N. 64th Street within the 10 foot wide abandonment area and has no objection, subject to dedication of a 10 foot wide PUE over the subject area.

Emergency/Municipal Services

☒ **Support**

They are not impacted by the 10-foot wide abandonment.

Water/Sewer Services

☒ **Support**

Indicates an easement will be required if the site's water meter is located within the abandonment area.

Drainage

☒ **Support**

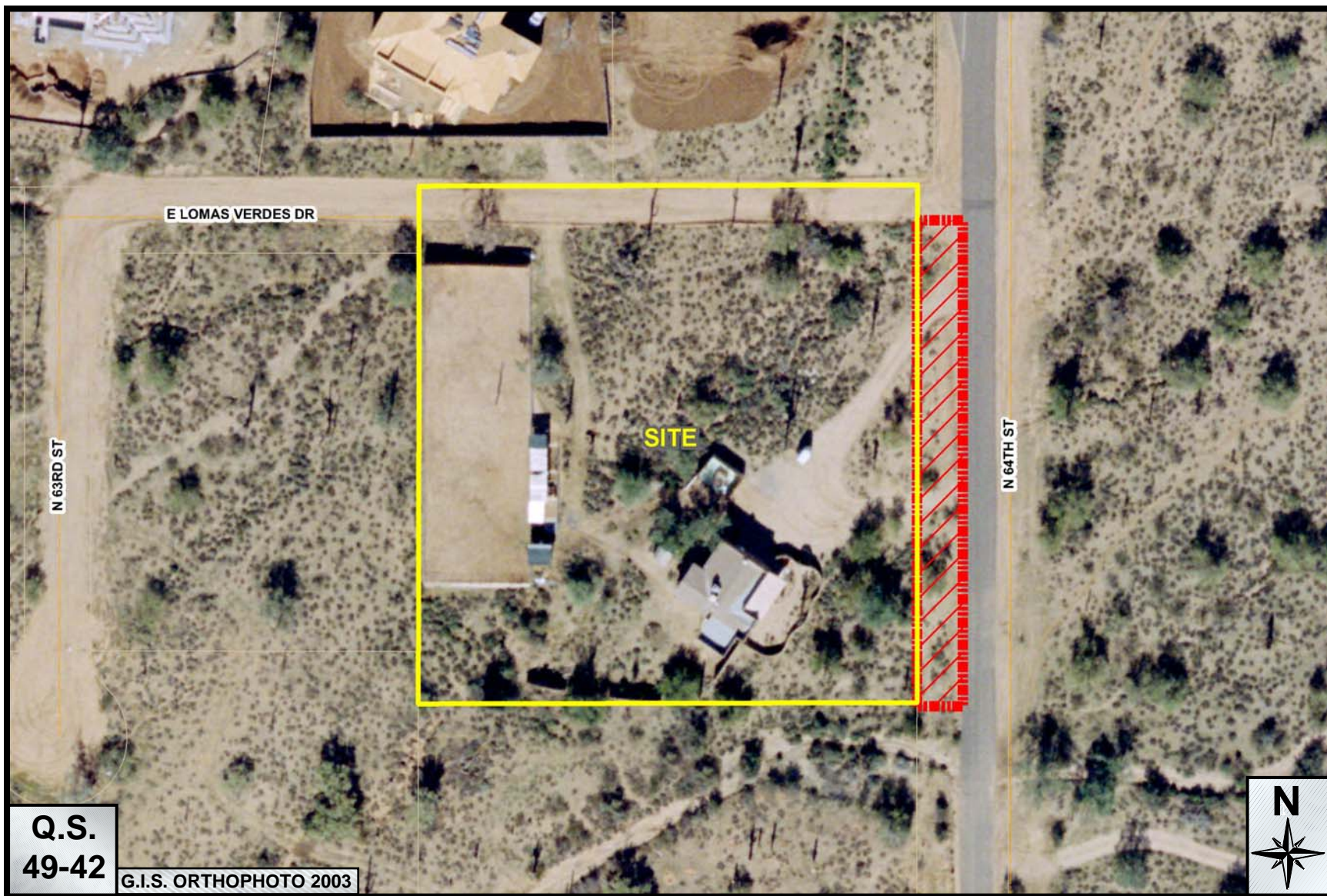
This is not affected by the abandonment.



Cascabel 1 & 2

16-AB-2005

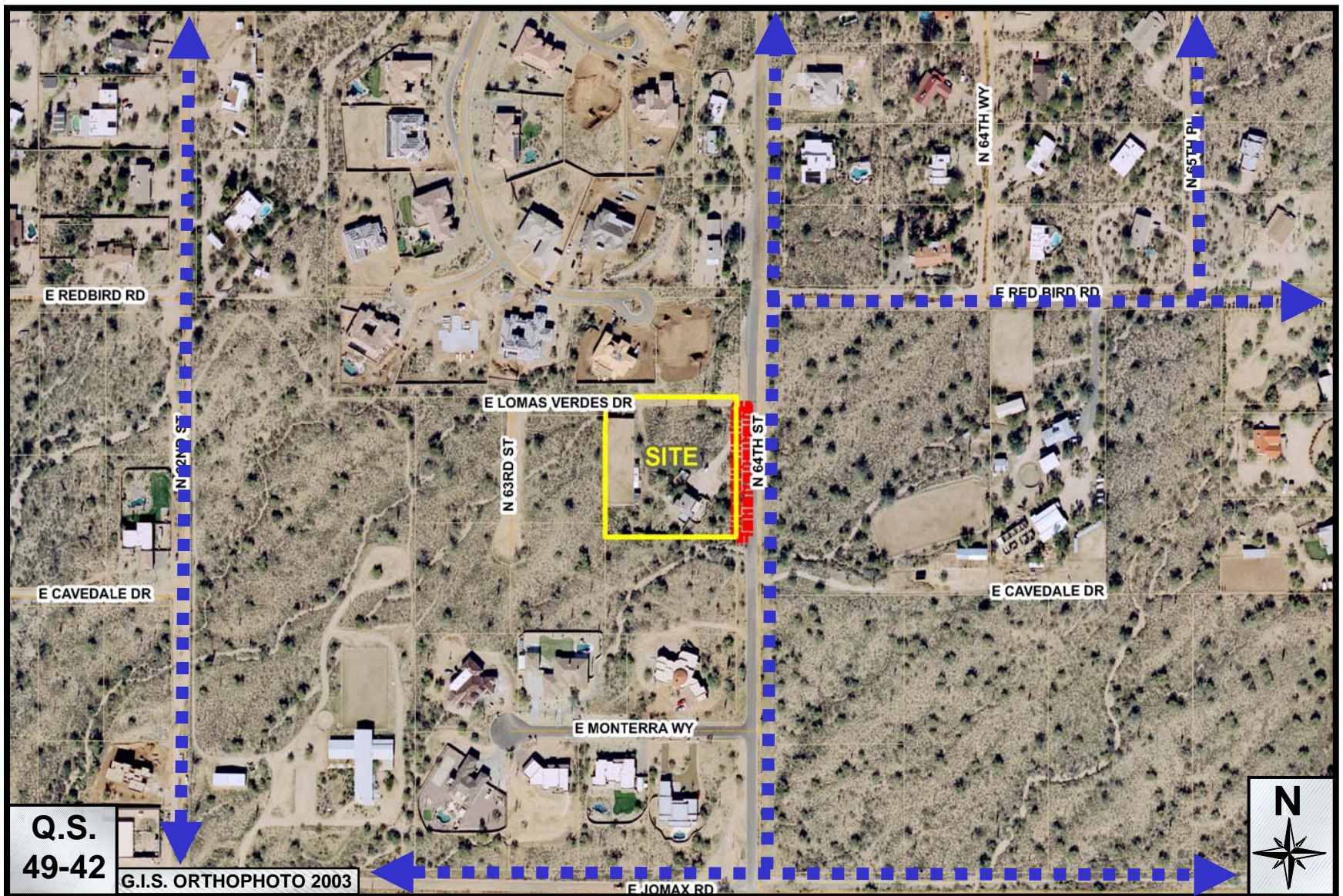
ATTACHMENT #2



Cascabel 1 & 2

16-AB-2005

ATTACHMENT #3



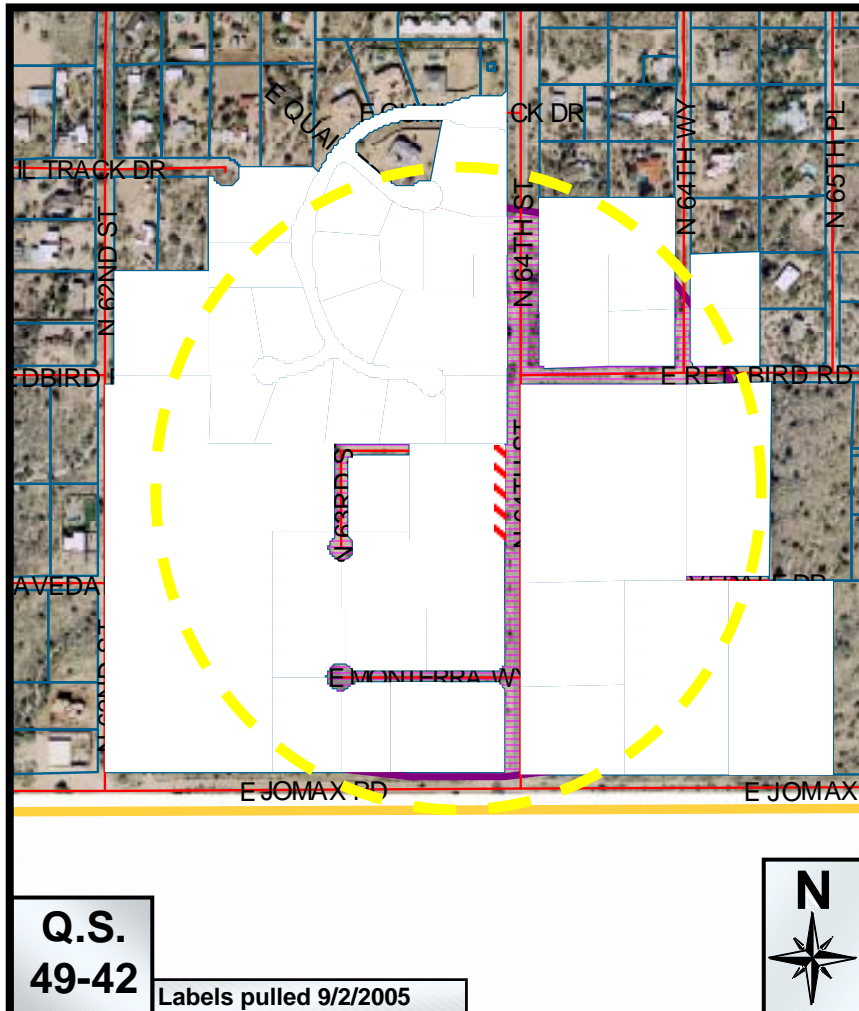
Cascabel 1 & 2

■ ■ ■ ■ Master Planned Trails

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ATTACHMENT #5

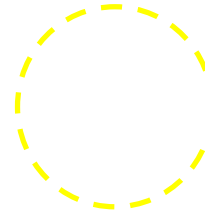
City Notifications – Mailing List Selection Map



Map Legend:



Road to be abandon



Properties within 750-feet

Additional Notifications:

- Interested Parties List
- Adjacent HOAs

Cascabel 1 & 2

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ATTACHMENT #6